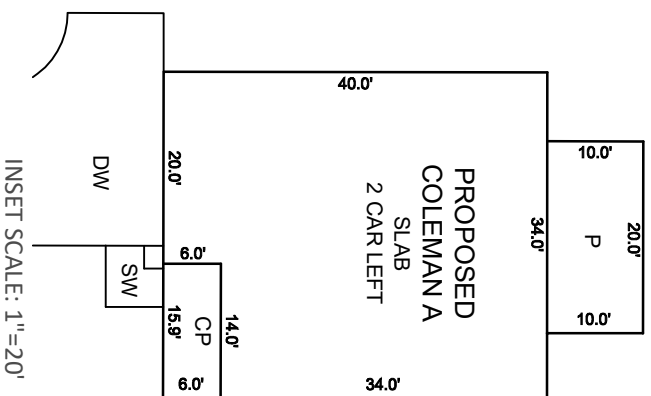


LOT INFORMATION:

PIN: 9574-11-8174.000
 REFERENCE: BK4224 PG1026
 TOTAL LOT AREA = 0.459 AC = 20,008 SF
 HOUSE = 1,276 SF
 FRONT CP = 84 SF
 SIDEWALK = 36 SF
 DRIVEWAY = 695 SF
 PATIO = 200 SF
 PROPOSED IMPERVIOUS = 2,291 SF
 PERCENT IMPERVIOUS = 11.45%
 MAXIMUM LOT IMPERVIOUS = 5,683 SF

BUILDING SETBACKS
 FRONT - 35'
 SIDE - 10'
 REAR - 25'
 STREET SIDE - 20'

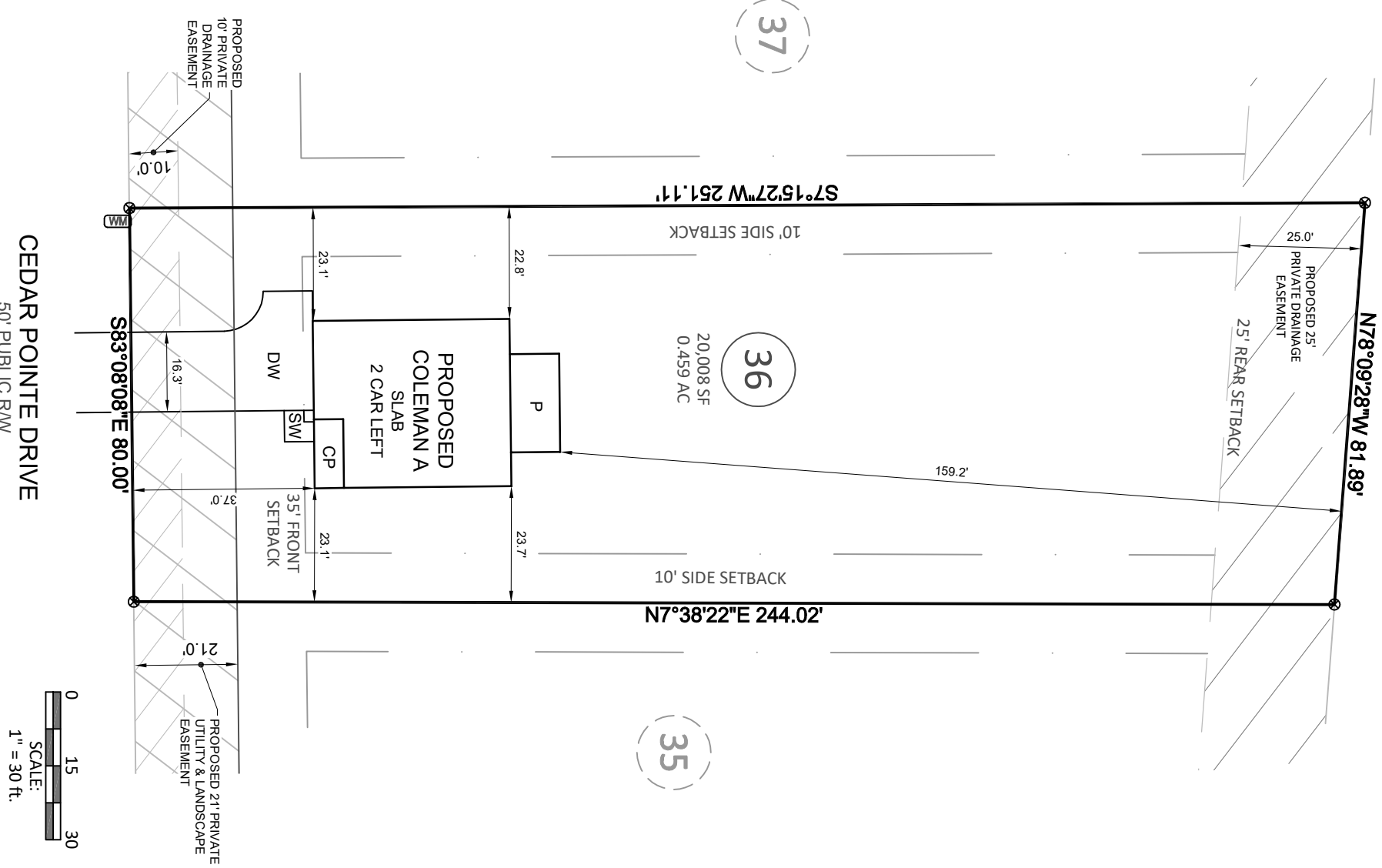


INSET SCALE: 1"=20'

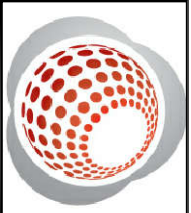
N/F
 JEREMIAH D. JANSEN AND
 WIFE, MICHELLE A JANSEN
 DB 3241, Pg 605



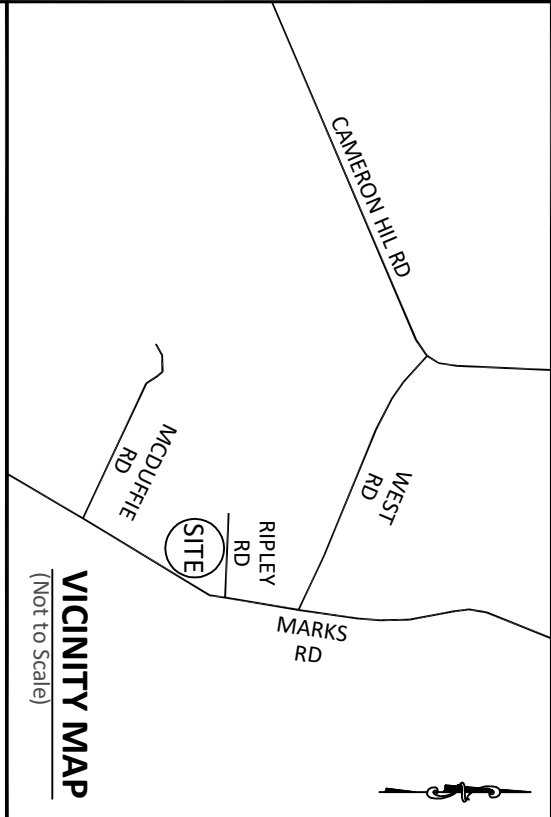
- NOTES:**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
 3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
 5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS
 6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK
 7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
 8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 9. ZONING: RA-20R
 10. BUILDER/DEVELOPER: SMITH DOUGLAS HOMES
2520 RELIANCE AVENUE
APEX, NC 27539



CEDAR POINTE DRIVE
 50' PUBLIC R/W



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
 www.batemandivsurvey.com info@batemandivsurvey.com
 NOBELS Firm No. C-2378



VICINITY MAP
 (Not to Scale)

- LEGEND**
- PO = PORCH
 - SP = SCREENED PORCH/PATIO
 - CP = COVERED PORCH/PATIO
 - WD = WOOD DECK
 - SW = SIDEWALK
 - DW = CONC DRIVEWAY
 - P = CONC PATIO
 - ⊗ = COMPUTED POINT
 - X = MAG NAIL FOUND (IPF)
 - ⊙ = IRON PIPE FOUND (IPF)
 - ⊚ = IRON PIPE SET (IPS)
 - = DRILL HOLE FOUND
 - Ⓜ = WATER METER
 - Ⓞ = CLEAN OUT
 - AC = AIR CONDITIONER
 - ⊕ = SEWER MANHOLE
 - Ⓜ = ELECTRIC BOX
 - Ⓜ = CABLE BOX
 - Ⓜ = TELEPHONE PEDESTAL
 - Ⓜ = CATCH BASIN
 - Ⓜ = IRRIGATION CONTROLLER
 - Ⓜ = LIGHT POLE
 - Ⓜ = UTILITY POLE
 - Ⓜ = FIRE HYDRANT
 - DI = DRAIN INLET
 - WV = WATER VALVE
 - Ⓜ = STREET SIGN
 - YI = YARD INLET
 - G = GAS METER
 - E = ELECTRIC METER
- This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

PRELIMINARY

BUILDER TO VERIFY HOUSE LOCATION
 DIMENSIONS AND REVIEW TOTAL
 IMPERVIOUS NOTED ON THIS PLOT PLAN

PRELIMINARY PLOT PLAN
 FOR
SMITH DOUGLAS HOMES

CEDAR POINTE - LOT 36
 CEDAR POINT DRIVE, CAMERON, NC
 JOHNSONVILLE TOWNSHIP, HARNETT COUNTY

DATE: 6/18/24 DRAWN BY: AHB CHECKED BY: SPC
 REFERENCE: BK2024 PG275-276 BCS# 240381 SCALE: 1" = 30'